



6, Jones Grove,
Market Weighton, YO43 3RT
£325,000



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

**** VIDEO TOUR AVAILABLE **** An immaculately presented four-bedroom family home, offered with no onward chain, ample parking and a beautifully landscaped private rear garden, ideally positioned in a quiet cul-de-sac with no through traffic. The accommodation opens into a spacious entrance hall with stairs to the first floor and a convenient ground floor WC, leading through to a welcoming sitting room with double doors opening into the heart of the home, a stylish open-plan living kitchen diner with integrated appliances and generous space for both dining and relaxing, complemented by French doors that open directly onto the landscaped rear garden. Upstairs, the property offers four well-proportioned bedrooms, with the main bedroom benefitting from an en-suite, along with a modern family bathroom. Externally, the private rear garden is thoughtfully arranged with a large paved patio, lawned area, raised decked seating space and an attractive selection of flowers and shrubs, all enclosed by fenced boundaries and benefitting from side gated access, while the front of the property is low maintenance and provides ample off-road parking.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D



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THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door, telephone point, radiator, door to garage, stairs to first floor, luxury vinyl tiled flooring.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, radiator, extractor, luxury vinyl tiled flooring.

SITTING ROOM

4.76m x 3.17m (15'7" x 10'4")

Bay window to front, telephone point, two radiators, T.V. aerial point, double doors to Kitchen.

OPEN PLAN KITCHEN/DINER

2.98m x 7.94m (9'9" x 26'0")

Fitted with a range of wall and base units comprising 1.5 bowl stainless steel sink unit, eye level double oven and gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, larder unit, under unit lighting, plinth lighting, luxury vinyl tiled flooring, two radiators, French doors leading to garden.

FIRST FLOOR ACCOMMODATION**LANDING**

Fitted cupboard.

BEDROOM ONE

3.03m x 4.31m (9'11" x 14'1")

Fitted wardrobes, radiator.

EN SUITE

Three piece suite comprising walk in shower cubicle, low flush W.C., wash hand basin, radiator, tiled floor, part tiled walls, tiled floor, extractor.

BEDROOM TWO

3.50m x 3.25m (11'5" x 10'7")

Radiator.

BEDROOM THREE

3.03m x 3.55m (9'11" x 11'7")

Radiator.

BEDROOM FOUR

2.61m x 2.53m (8'6" x 8'3")

Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, shower screen, wash hand basin, low flush W.C., part tiled walls, tiled floor, radiator, extractor, cupboard housing hot water cylinder.

GARAGE

5.18m x 2.45m (16'11" x 8'0")

Up and over door, power and light. Wall mounted gas fired central heating boiler.

OUTSIDE

The property enjoys a beautifully landscaped rear garden designed for both relaxation and entertaining. It features a large paved patio, a lawned area, and a raised decked seating space, all complemented by a variety of flowers and shrubs. Fenced boundaries and side gated access provide privacy and security. At the front, the home benefits from a low-maintenance garden and ample off-road parking, making it as practical as it is attractive.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a maintenance charge of around £106.47 per annum. However, this may be subject to change. Solicitors will confirm.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

